



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

Thursday, December 19, 2019

Gila County Board of Supervisors Conference Room

610 E. State Hwy 260, Payson, AZ

Gila County Community Development Conference Room

745 N Rose Mofford Way, Globe, AZ

10:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Michelle Dahlke.
3. Roll Call: Shealene Loya called the roll; Chairman Mickie Nye (in Globe), Travis Holder (in Globe), Lori Brown (in Payson), Bill Marshall (in Globe), Terry Otts (in Globe), Randy Slapnicka (Absent), Mary Lou Myers (in Payson), Jim Muhr (in Payson) and Pamela Griffin (in Globe). A quorum was present.

Community Development Staff Members Present: Scott Buzan-Director, Michelle Dahlke-Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of the Planning and Zoning Minutes on September 19, 2019. Chairman Nye asked if there were any changes needed to the minutes. No changes were suggested. Mrs. Myers motioned that the minutes be approved as is and Mr. Muhr seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Mrs. Dahlke- The Commissioners were provided a binder with various Planning & Zoning reference materials.

Information/Discussion/Action:

Public Hearing:

6. **Z-19-05 – JOHN & REBECCA BLAKESLEY**

An application to amend the Gila County Zoning Ordinance for parcel 301-07-191B currently designated C2 (Commercial Two District) to R1-D12 (Residential One District-Density 12), allowing the applicant to place a manufactured home on the property. This

property is located at 9047 Fossil Creek Rd in the Strawberry Ranch Two subdivision in Strawberry, Arizona 85544.

Mrs. Dahlke stated that the family is looking to purchase a larger home to better suit their needs. She also stated that the family has owned the property since the 1960s. The fact that the subject property was in a commercially zoned area came to the attention of Community Development after the applicants were provided with a septic tank permit.

Mrs. Dahlke explained that some surrounding properties are zoned C2, but have always been used for residential purposes and that the other surrounding properties are zoned Residential and Transitional Residential.

The applicants held a neighborhood meeting on November 21st to which several neighbors attended and expressed no concerns for the project. Community Development staff did not receive any comments or concerns from any surrounding property owners.

Staff recommended approval of the rezoning.

Mrs. Brown expressed concerns for the surrounding C2 properties and their taxes. Mrs. Dahlke stated that staff cannot recommend changes to tax or Assessor records.

Chairman Nye asked Mrs. Dahlke for clarification on spot zoning in regard to this case. Mrs. Dahlke stated that staff did not feel there would be any negative impact of this rezoning due to the subject property and surrounding properties always containing residential uses and no foreseeable change from a residential to a commercial use for these properties in the future.

John Blakesley, property owner and applicant, informed the Commission that the CC&R's for the property identified it as a Residential / Commercial use but understands the County does not regulate CC&R's.

Mrs. Dahlke readdressed the spot zoning concerns by stating that staff looks at compatibility with surrounding areas when analyzing a rezoning case and did not feel that this case was true spot zoning due to a residential use on this property being compatible with surrounding uses in the area. She provided examples of rezoning cases that would be more concerning as a potential spot zoning such as a commercial use in the middle of an exclusively residential subdivision or an industrial use in a neighborhood commercial area.

Chairman Nye asked Mrs. Dahlke if there had been any way to speed up the processing of this case, to which Mrs. Dahlke explained that staff did all that they could to speed up the process for the applicants including waiving the pre-application meeting requirement,

extending the deadline to meet the December Planning and Zoning Commission meeting and providing additional time to conduct their neighborhood meeting.

Upon motion by Mrs. Brown, seconded by Mr. Marshall, the Commission unanimously approved Case No. Z-19-05.

7. Voting for Chairman and Vice-Chairman

Upon motion by Mrs. Brown, seconded by Mr. Marshall and Mrs. Myers, the Commission unanimously voted for Chairman Nye to remain as Chairman and Mr. Holder to remain as Vice-Chairman.

- 8. Adjournment.** Mrs. Brown made a motion to adjourn the meeting and Mr. Muhr second the motion. The motion to adjourn was unanimously approved at 12:22 P.M.